

United States Bankruptcy Court  
Middle District of Pennsylvania

In re:  
Thomas M. Johnson  
Debtor

Case No. 10-01151-RNO  
Chapter 11

**CERTIFICATE OF NOTICE**

District/off: 0314-1

User: JGoodling  
Form ID: pdf010

Page 1 of 2  
Total Noticed: 2

Date Rcvd: Sep 21, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 23, 2017.

cr +Association of Apartment Owners of Ko'olani, c/o Certified management, Inc.,  
3179 Koapaka Street, Hoolulu, HI 96819-1927  
cr +Association of Apartment Owners of Waikiki Marina, 1700 Ala Moana Boulevard,  
Honolulu, HI 96815-1415

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 23, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 21, 2017 at the address(es) listed below:

Abbe A. Miller on behalf of Creditor Keiko Kakamura White abbe.miller@weirpartners.com,  
imarciniszyn@weirpartners.com  
Abbe A. Miller on behalf of Creditor Toshiko Kakamura abbe.miller@weirpartners.com,  
imarciniszyn@weirpartners.com  
Ann E. Swartz on behalf of Creditor Bank of New York Mellon Et Al... ASwartz@mwc-law.com,  
ecfmail@mwc-law.com  
Ann E. Swartz on behalf of Creditor BAC Home Loans Servicing, LP fka Countrywide Home Loans  
Servicing LP ASwartz@mwc-law.com, ecfmail@mwc-law.com  
Beth L Slaby on behalf of Creditor JP Morgan Chase Bank, N.A. bslaby@clarkhill.com,  
aporter@clarkhill.com  
Bonnie R Golub on behalf of Creditor Toshiko Kakamura bgolub@weirpartners.com,  
imarciniszyn@weirpartners.com  
Bonnie R Golub on behalf of Creditor Keiko Kakamura White bgolub@weirpartners.com,  
imarciniszyn@weirpartners.com  
Brian Michael Kile on behalf of Creditor EMC Mortgage Corporation bkile@grenenbirsic.com,  
mcupecc@grenenbirsic.com  
Craig A. Diehl on behalf of Debtor Thomas M. Johnson, III cdiehl@cadiehlhllaw.com,  
jhanawalt@cadiehlhllaw.com/r51336@notify.bestcase.com  
Diane E Vuocolo on behalf of Creditor Bank of Hawaii vuocolod@gtlaw.com  
Gregory Benjamin Schiller on behalf of Asst. U.S. Trustee United States Trustee  
Gregory.B.Schiller@usdoj.gov, ustpregion03.ha.ecf@usdoj.gov  
Gregory R. Lyons on behalf of Asst. U.S. Trustee United States Trustee  
ustpregion03.ha.ecf@usdoj.gov  
James Warmbrodt on behalf of Creditor Citibank, N.A., not in its individual capacity, but  
solely as trustee of NRZ Pass-Through Trust VI bkgroup@kmlawgroup.com  
Jerome B Blank on behalf of Creditor JP Morgan Chase Bank, N.A. pamb@fedphe.com  
Jill M. Spott on behalf of Creditor Association of Apartment Owners of Ko'olani  
jspottesq@sheilslaw.com, psheldon@sheilslaw.com  
Jill M. Spott on behalf of Creditor Association of Apartment Owners of Waupoli Beach Resort  
jspottesq@sheilslaw.com, psheldon@sheilslaw.com  
Jill M. Spott on behalf of Creditor Association of Apartment Owners of Ala Moana Hotel  
Condominium jspottesq@sheilslaw.com, psheldon@sheilslaw.com  
Jill M. Spott on behalf of Creditor Association of Apartment Owners of Waikiki Marina  
Condominium jspottesq@sheilslaw.com, psheldon@sheilslaw.com  
Jill M. Spott on behalf of Creditor Cathy Paige 2002 Tru Alan Pollock, Richard Paige,  
jspottesq@sheilslaw.com, psheldon@sheilslaw.com  
Jodi L Hause on behalf of Creditor MERS as Nominee for Bank of America jhause@reedsmith.com,  
jodihause@hotmail.com

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Jodi L Hause on behalf of Creditor EMC Mortgage Corporation jhause@reedsmith.com,  
jodihausa@hotmail.com  
Joseph Angelo Dessoie on behalf of Creditor JPMorgan Chase Bank, National Association  
pamb@fedphe.com  
Joseph P Schalk on behalf of Creditor JP Morgan Chase Bank, N.A. pamb@fedphe.com  
Joseph P Schalk on behalf of Creditor Bank of America, N.A. pamb@fedphe.com  
Joseph P Schalk on behalf of Creditor Aurora Loan Services, LLC. pamb@fedphe.com  
Mario John Hanyon on behalf of Creditor JPMorgan Chase Bank, National Association  
pamb@fedphe.com  
Markian R Slobodian on behalf of Creditor Marriott Ownership Resorts, Inc. law.ms@usa.net  
Thomas M Federman on behalf of Creditor Green Planet Servicing, LLC info@federmanlegal.com  
United States Trustee ustpregion03.ha.ecf@usdoj.gov  
William J Levant on behalf of Creditor Association of Apartment Owners of Waikiki Marina  
Condominium efile.wjl@kaplaw.com

TOTAL: 30

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

**IN RE: Thomas M. Johnson III**

**Debtor(s)**

**Citibank, N.A., not in its individual capacity, but  
solely as trustee of NRZ Pass-Through Trust VI**

**Movant**

**vs.**

**Thomas M. Johnson III**

**Respondent**

**CHAPTER 11**

**NO. 1:10-01151 RNO**

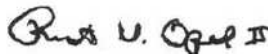
**11 U.S.C. Sections 362**

**ORDER**

Upon consideration of Movant's Motion for Relief from the Automatic Stay, and the Debtor's Answer thereto, after hearing held on September 21, 2017, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 1177 Queen Street Apartment 3705, Honolulu, HI 96814 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

**By the Court,**



Robert N. Opel, II, Chief Bankruptcy Judge  
(BT)

Dated: September 21, 2017